



60 Clarendon Road, Four Oaks
Sutton Coldfield, B75 5LA

Offers in the Region Of £260,000

Four Oaks

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This well presented terrace home occupies a convenient and popular location within easy reach of the regenerated Mere Green development. Ideal for a first time buyer, positioned behind the driveway with sufficient parking for two cars, inspection reveals an entrance hall with stairs to the first floor and door through to the generous living room which is beautifully presented and filled with a wealth of natural light by the bay window to the fore.

A well fitted kitchen/diner offers a range of base and wall units with, rolled top work surfaces, a light and airy breakfast area enjoying access to the rear garden and a useful utility area off. The first floor comprises three good size bedrooms, a bathroom which features a white suite, bath and shower over, there is access to the useful loft space from the landing.

Outside, the large rear garden, has a patio seating area with lawn beyond, fencing to neighbouring boundaries and a gated side entrance. With both double glazing and gas central heating, viewing is highly recommended.





Property Specification

WELL PRESENTED TERRACED PROPERTY
THREE GOOD SIZE BEDROOMS
SPACIOUS LOUNGE
WELL FITTED KITCHEN/DINER
IDEAL FIRST TIME HOME OR INVESTMENT

Entrance Porch

Hall

Lounge

13' 9" x 11' 9" (4.19m x 3.58m)

Kitchen/Diner

11' 2" x 16' 0" (3.40m x 4.87m)

Landing

Bedroom One

11' 1" x 9' 3" (3.38m x 2.82m)

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.79m)

Bedroom Three

8' 9" x 9' 3" (2.66m x 2.82m)

Family Bathroom

Agent's Note:

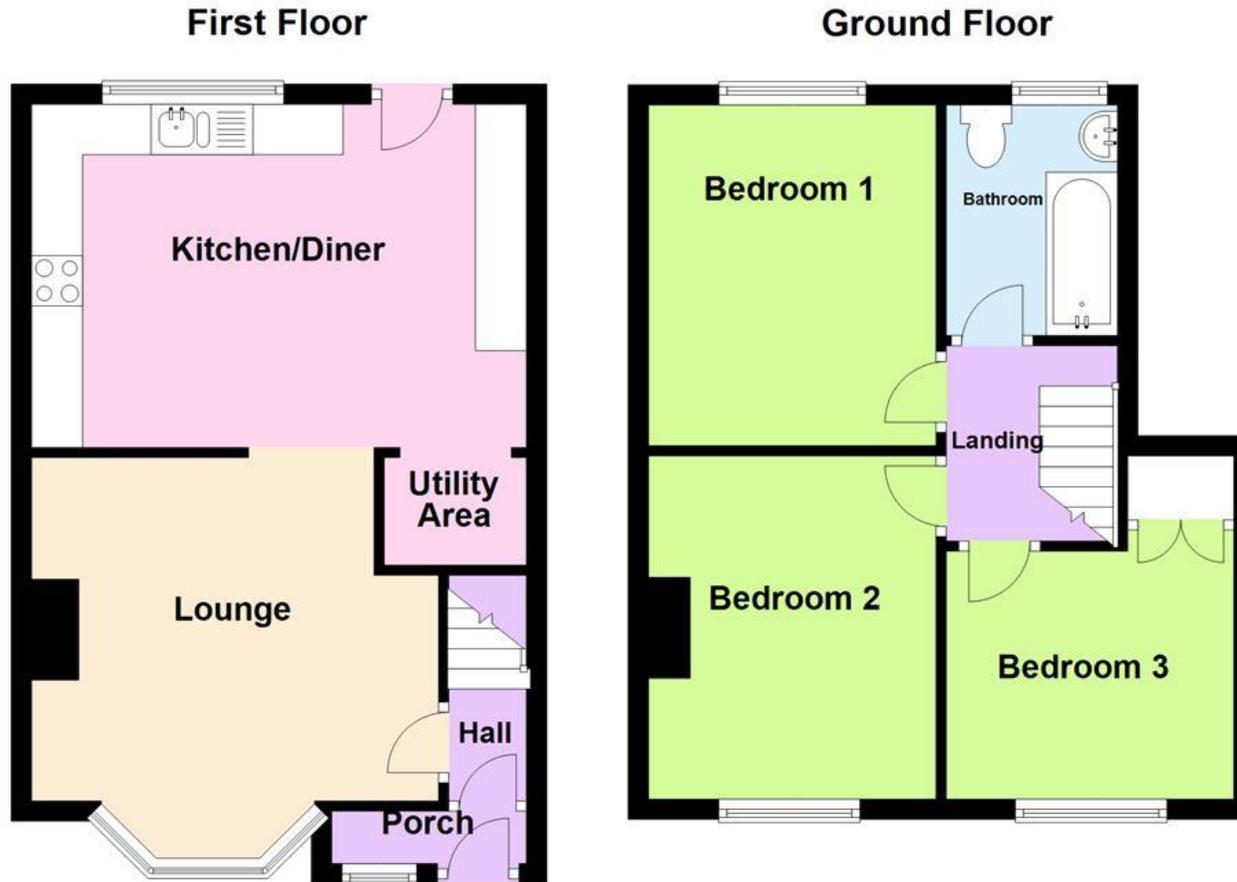
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 24.03.21

Viewer's Note:

Services connected: Gas, Electric & Water Mains
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

